

REGULAR MEETING OF THE PLAN COMMISSION  
CITY OF HUDSON  
Tuesday, September 10, 2019

The Plan Commission meeting was called to order by Chairman O'Connor at 6:00 p.m.

PRESENT. Pat Casanova, Randy Morrisette, Rich O'Connor, Mary Claire Potter (arrived at 7:02 p.m.), Frank Rhoades and Fred Yoerg.

ABSENT. Kurt TeWinkel.

OTHERS PRESENT. Gary Borglund, Brian Wheeler, Jerry Allen, Tori Boomsma, Betty Caruso, Joel LaVenture, Doug Zahler, Dan Hottinger, Nick Vivian, Doug Rowen, Mett Hieb, Emily Boles, Tiffany Weiss, Mike Johnson, and others present.

Discussion and possible action on August 20, 2019 meeting minutes. Motion by Rhoades, seconded by Yoerg to approve the minutes of the August 20, 2019 Plan Commission meeting. All Ayes (5). Motion Carried.

**PUBLIC HEARINGS.**

Public hearing regarding a conditional use permit application for Park Place Village master development plan related to City of Hudson Municipal Code §255-15 Planned Residential Development (PRD). Chairman O'Connor opened the hearing and asked for public comments. No public comments were made. Motion by Casanova, seconded by Yoerg to close the public hearing. All Ayes (5).

Discussion and possible action regarding a conditional use permit application for Park Place Village master development plan related to City of Hudson Municipal Code §255-15 Planned Residential Development (PRD). Weiss reviewed the conditional use permit proposal and the staff recommended conditions of approval. Commission member Potter arrived at 7:02 p.m. Yoerg inquired if the applicant group was aware of the nearby blasting at the Mathy quarry. Motion by Morrisette, seconded by Yoerg to approve the conditional use permit with conditions (see Attachment A). All Ayes (6). Motion Carried.

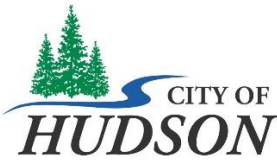
**UNFINISHED BUSINESS.**

None.

**NEW BUSINESS.**

Discussion and possible action on a final plat recommendation to the Common Council for Park Place Village located at Lot 12 of the St. Croix Meadows plat - Park Place, LLC. Motion by Morrisette, seconded by Yoerg to approve the Park Place Village Final Plat with the following condition(s):

1. That the site improvements will adhere to the approved development review and construction processes within the City.
2. That a development agreement between the City of Hudson and Park Place, LLC be negotiated and approved by the Hudson Common Council prior to recording the final plat.
3. That a Planned Residential District (PRD) master plan conditional use permit be approved prior to final plat consideration by the Common Council.



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4. That no building permits will be issued until new streets are sufficiently constructed to allow emergency access to construction sites with street signs in place. This will be verified in writing by the Hudson Police Department, Hudson Fire Department and St. Croix EMS/Lakeview EMS.

All Ayes (6). Motion Carried.

Presentation for a parking and event center proposal – Willow River Properties LP

Johnson stated the presentation was intended to get feed back from the Plan Commission and public. Gary Borglund, Brian Wheeler, and Jerry Allen with the development group presented a five-story parking garage and event center proposal. Willow River Properties proposed the structure to be located on the 630 Second Street city-owned parking lot parcels north of the Wells Fargo Bank as well as 605 Third Street. Renderings were presented. The top floor was proposed to include a 320-person event center and the fourth floor to include five to seven apartments. The parking structure proposed a total of 247 parking stalls with an approximate need of 120 stalls per 300-person event. Discussion was held regarding providing stalls for the public and electric car charging stations. Additionally, the Plan Commission spoke about what they and the public want the downtown district to look like and overall discussions that will be held during comprehensive plan update.

Discussion and possible action on a rezoning recommendation to the Common Council for a zoning map amendment from R-2, Two-Family Residential to B-3, Central Business and a comprehensive plan amendment from Single and Two Family Residential to Downtown Commercial at 821 2nd Street, 825 2nd Street, and 828 1st Street – CMM Holdings Inc. & CMM Investments, LLC. Johnson reviewed the staff report and staff recommendation for denial of the rezoning. He continued to state that a “global discussion” on expanding the downtown overlay district is recommended to take place. Jason Johnson, applicant, reviewed the rezoning request stating a multi-family structure would replace three dilapidated rental properties and provide a transition next to the AT&T building.

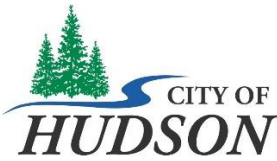
Tori Boomsma, 923 Third Street, stated she did not have an issue with the development of multi-family housing but had concerns about “container housing” and the architecture of the potential building. Boosma requested a structure that represented the charm and beauty of Hudson.

Felicity Plansky, 826 Second Street, raised concerns for the height and size of the concept building.

Other neighboring property owners commented that the AT&T building was a “mistake” and that a multi-family building would block the view of the riverway.

Bob Zappa, 820 Second Street, noted that the underlying zoning of the AT&T is residential and stated a desire for the current housed to be fixed up.

Karen Neset, 727 Third Street, stated that the rezoning is not part of the comprehensive plan and discussions regarding the expansion of the central business can be held during the comprehensive plan update.



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Discussion was held regarding the downtown overlay district and building architecture. Motion by Morrisette, seconded by Yoerg to recommend the Common Council deny the rezoning and comprehensive plan amendment as presented. All Ayes (6). Motion Carried.

Discussion and possible action on a Certified Survey Map (CSM) for 1909 Shasta Drive and St. Croix County tax parcel 236-1994-04-000 – Joel LaVenture. Motion by Morrisette, seconded by Casanova to approve the certified survey map (CSM) at 1909 Shasta Drive with the following condition(s):

1. That a maintenance agreement giving the City of Hudson the right to maintain the stormwater drainage area of Outlot 4 Bieneman Farm Second Addition Plat if the landowner does not do so be recorded at the St. Croix County Register of Deeds Office prior to building permit issuance.

All Ayes (6). Motion Carried.

Discussion and possible action on recommending the Common Council set a public hearing date for a zoning map amendment application from R-1, One-Family Residential to RT, Transitional Two-Family at 1031 Second Street – Jay Clairain. Discussion was held regarding the current use of the property as a short-term and long-term rental. Johnson noted that short-term rentals such as Airbnbs and Vrbos would be discussed at upcoming meetings. Motion by Yoerg, seconded by Rhoades to recommend the Common Council set a public hearing date. All Ayes (6). Motion Carried.

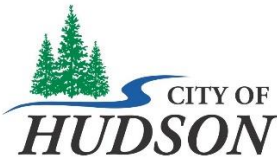
Discussion and possible action on recommending the Common Council set a public hearing date for a zoning map amendment application from B-2, General Commercial to RM-2, Multiple Family Residential and a comprehensive plan amendment from General Commercial to Medium Density Residential at St. Croix County Tax Parcel 236-2070-03-031 – LandDevCo of Hudson, LLC. Motion by Morrisette, seconded by Casanova to recommend the Common Council set a public hearing date. All Ayes (6). Motion Carried.

Discussion and possible action on a concept development plan for Hudson Hospital's EMS Department Expansion – Hudson Memorial Hospital Inc. Motion by Casanova, seconded by Morrisette to approve the concept development plans with the following condition(s):

1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.
3. Property owner must obtain final development plan approval from the Plan Commission and Common Council.

All Ayes (6). Motion Carried.

Discussion and possible action on a downtown design review lighting plan for 302 2nd Street – Ziggy's. Motion by Morrisette, seconded by Casanova to approve the sign package and downtown design overlay review. All Ayes (6). Motion Carried.



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Discussion on temporary and permanent signage in the downtown overlay district

Current City of Hudson municipal code for temporary signage was shared. Morrisette noted that he did not want free commerce impacted by sign code. Potter inquired about a historic preservation or architectural committee that was previous in place. Johnson answered that the group was an ad hoc committee. Discussion was held regarding development process and neighborhood notification. Casanova stated that there was a need to review how the city will look and feel in the future.

**COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.**

Mobile Food Vendors

O'Connor noted that food truck vendors have been inquiring with the City regarding regulations.

Airbnb and Vrbo

This item will be discussed at upcoming Plan Commission meetings.

Moratorium

O'Connor expressed a desire to discuss moratoriums with the Plan Commission and Common Council.

Next meeting date is scheduled for Tuesday, September 24, 2019 at 6:00 p.m.

**ADJOURNMENT.**

Motion by Yoerg, seconded by Casanova to adjourn at 7:35 p.m. All Ayes (6). Motion Carried.

Respectfully submitted,  
Emily Boles, Acting Secretary



## ATTACHMENT A

### **Conditional Use Permit Park Place Village Development Master Plan**

September 10, 2019 Plan Commission Meeting Conditions of Approval:

#### 1) DIMENSIONAL STANDARDS & SETBACKS:

- a. The single family and duplex residential portion of the project, designated as lots 25 – 30 and 39-54, shall follow the existing performance standards of the R-1 Zoning District with a minimum lot area of 9,000 square feet (4,500 square feet per each duplex half).

Front:	10ft
Side:	5ft
Side Corner:	10ft (5ft for Lots 25, 30, and 39)
Rear:	10ft for duplexes, 30ft for single-family homes (25ft for Lot 49)
Min. Lot Width =	60ft for duplexes and single-family homes (35ft for Lot 48)
Min. Lot Area =	9,000 ft <sup>2</sup> for single-family homes, 4,500 ft <sup>2</sup> for duplex units

- b. The row home buildings shall be 4-unit apartments/condos ranging in size from 1,314 to 1,382 square feet, requiring approx. 5,405 total square feet per each 4-unit building. There shall be 8 individual row home buildings in total. The row homes shall be 3 stories in height (basement included) and shall be no greater than 45' feet tall. Buffer strips shall not be required as part of the plat as this development is providing a unique layout with additional green space.

Front:	5ft
Side (external):	5ft
Side (courtyard):	5ft
Rear:	5ft

#### 2) ARCHITECTURAL STANDARDS:

- a. Landscaping
  - i. Shall meet the requirements of Chapter 255-34.
- b. Grading
  - i. Grading on slopes in excess of 18% shall be permitted by written city building department approval in the planned residential district in order to allow a degree of flexibility in environmental design.
- c. Lighting
  - i. Shall meet the requirements of Chapter 255-47.
    1. Spec sheets shall be submitted with each exterior light fixture to be used along with a photometric site plan illustrating the location of exterior light poles and associated footcandles.
    2. All lighting to be installed by the owner/developer shall be approved by the City of Hudson Public Works Director and shall be in a style as approved by the Community Development Director and shall be harmonious with the established neighborhoods nearby.
- d. Parking and Loading

- i. Shall at a minimum meet the requirements of Chapter 255-48, 255-49, and 255-50.
  - ii. Off-street parking immediately off Simply Living Lane is permitted as it allows the development to incorporate additional green space and recreational facilities.
  - iii. All on-street parking within the development shall be on the outside periphery of Simply Living Lane, and anywhere not in front of the sidewalk/trail on Park Place Court.
  - iv. Twin home driveways are permitted to be constructed up to the zero-lot line in order to provide adequate garage access.
- e. Apartments and other Multi-Family Uses
  - i. Dependent upon what is proposed, the addition of a multi-family condominium or apartment will require further review.
- f. Street Orientation
  - i. Building facades should be orientated parallel or at right angles to public streets.
  - ii. The primary entrance to buildings shall be connected to the public sidewalk or trail by an accessible path/walkway.

3) OPEN SPACE AND PARKLAND:

- a. The proposed 54 dwelling units in the planned residential district (type 3) shall require at least 21,600 square feet of green space.
- b. Green space requirements for the future multifamily development on Outlot 3 shall be fulfilled within the confines of Outlot 3, unless excess green space is provided in other areas of planned residential development, then those excess green spaces may be counted towards the requirements on Outlot 3 (there is 11,459 square feet of excess green space in total). Using the same green space twice to cover requirements between the current proposal and any future project on Outlot 3 is prohibited.

4) VEGETATIVE SCREENING/BERMING:

- a. Per approved landscaping plan
- b. Landscape plans shall be allowed to be unique to each single-family home specific to grading and drainage needs anticipated in order to preserve existing topography and floodplains, however, shall remain similar in nature to the general landscaping plan.

5) PUBLIC RIGHT OF WAY STANDARDS:

- a. An island is permitted to be constructed in the cul-de-sac of Park Place Court to encourage the provision of open/green space.
- b. A 50-foot right-of-way width and 29-foot street width is permitted to correspond with adjacent neighborhood designs of St. Croix Meadows' Sharon Lane.